



21 Baily Road, Loughborough  
Loughborough

Part Buy, Part Rent £160,000



## 21 Baily Road

Loughborough, Loughborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Available for part equity purchase
- No upward chain
- Spacious four bedroom home
- Semi-detached with driveway parking
- Nearly new with modern fittings
- Garendon Park location
- Kitchen diner
- Impressive second floor master suite
- Turfed rear garden



### **PART-OWNERSHIP INFORMATION**

The property can be purchased at up to the full value of £320,000 for 100% ownership depending on affordability (assessed via Amplus housing) if purchased at the offered 50% the rental due monthly for the share not owned would be £427.64 and for a purchase of 75% equity the additional rental would be £183.33 - there is no additional rental charge if the property is purchased outright. Upon offering a financial review with our Mortgage advisor is carried out and upon submittal of your application and acceptance by Amplus; a £250.00 non-refundable reservation fee will be payable which holds the property for you for 8 weeks.

### **ELIGIBILITY REQUIREMENTS**

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

### **SERVICE CHARGES**

Applicable monthly charge are the Management company cost (£24.91) Homeownership management fee (£25.95) and Buildings insurance (£10.11)

### **LOUGHBOROUGH**

Loughborough is a thriving Market/University town and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midlands by road. The town



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#### **FRONT GARDEN**

The frontage is laid to driveway parking with gated private entryway access to the right hand side of the house leading to the rear garden.

#### **REAR GARDEN**

The rear garden is fenced to the boundaries for privacy with paving and otherwise mainly laid to lawn.

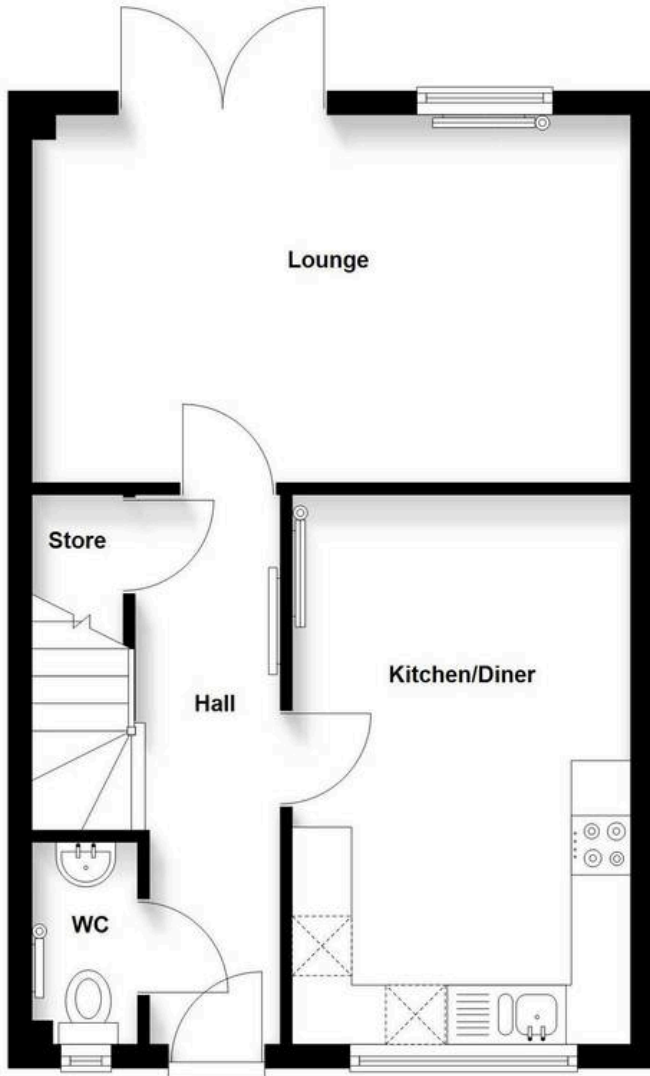
#### **DRIVEWAY**

2 Parking Spaces



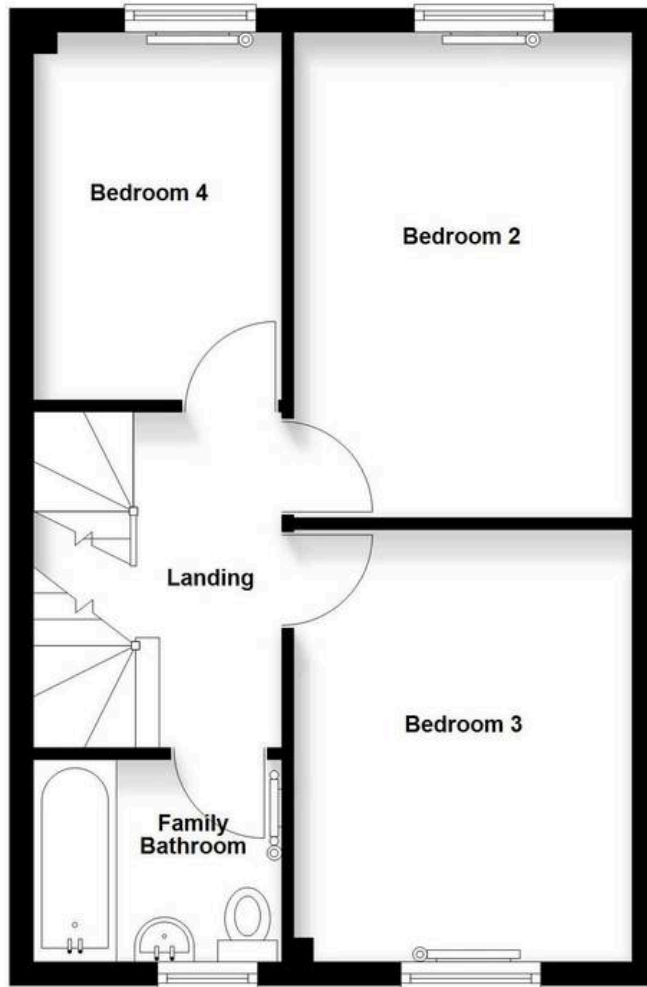
### Ground Floor

Approx. 424.9 sq. feet



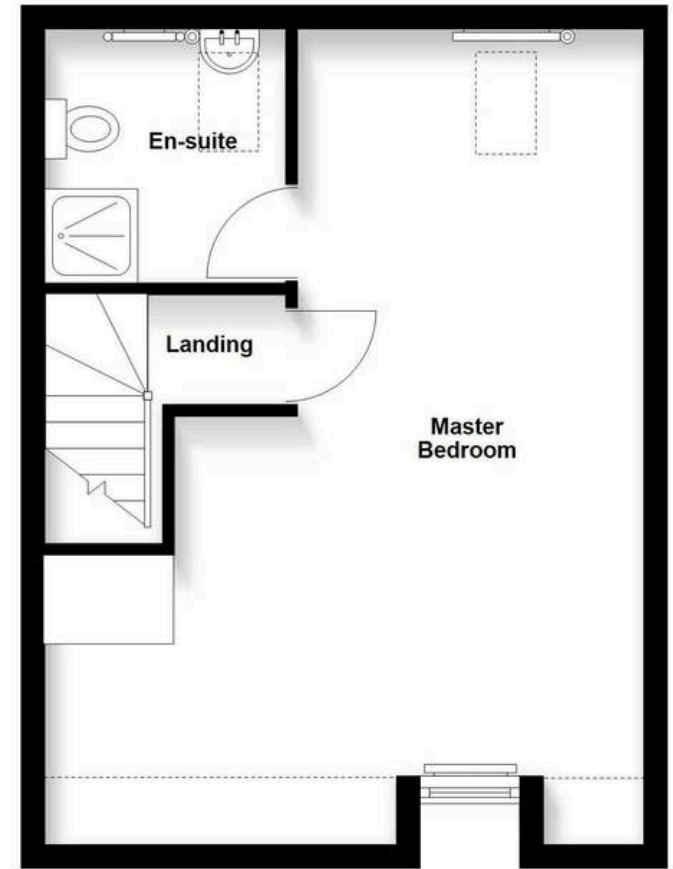
### First Floor

Approx. 430.5 sq. feet



### Second Floor

Approx. 364.3 sq. feet



Total area: approx. 1219.7 sq. feet



## Moore & York

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